

BOARD OF ZONING APPEALS

MINUTES January 18, 2018

The City of Knoxville **Board of Zoning Appeals** considered the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their January 18, 2018, meeting at 4:00 pm in the Main Assembly Room, City County Building, 400 Main St, Knoxville, TN.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 9-44-101, et seq.

CALL TO ORDER

Board Chairman Kristin Grove called the meeting to order at 4:00 pm.

ROLL CALL

Board members present were David Dupree, Kristin Grove, Don Horton, Daniel Odle and Charlie Van Beke.

Others in attendance were Peter Ahrens, Building Official; Mike Brusseau, MPC Senior Planner; Joshua Frerichs, Stormwater Engineering; Crista Cuccaro, Staff Attorney; and Angelia Rooks, Board Secretary.

MINUTES

Member Charlie Van Beke made a motion to approve the minutes from December 21, 2017. It was seconded by member Don Horton. The Board voted 5-0 to **APPROVE**.

OLD BUSINESS

File: 11-B-17-VA
Applicant: Michael Brady, Inc.
Address: 4214 Greenway Drive
Zoning: I-3 (General Industrial)

Parcel ID: 059JB005
4th Council District

Variance Requests:

1. Reduce the minimum required east side yard setback from 25 ft to 4 ft per Article 4, Section 2.3.2.e.3.
2. Decrease the width of the west side parking lot perimeter screening area from 5 ft to 0 ft per Article 5, Section 7.J.2.c.3

As per plan submitted to record a final plat in an I-3 District.

Jeremy Puckett, representing the applicant, was present. The hardships were the small lot and existing conditions.

Member Daniel Odle made a motion to approve. It was seconded by member Charlie Van Beke. The Board voted 5-0 to **APPROVE**.

File: 12-C-17-VA
Applicant: Kathie Weaver
Address: 3207 South Haven Road
Zoning: C-1 (Neighborhood Commercial)

Parcel ID: 109FB016
1st Council District

Variance Request:

Reduce the minimum required number of parking spaces from 4 to 0 per Article 5, Section 7.D.1.Table1, as per plan submitted to permit the construction of a second story on an existing building in the C-1 District.

The applicant was not present. The staff had not received revised site plans as requested.

Member Charlie Van Beke made a motion to postpone. It was seconded by member David Dupree. The Board voted 5-0 to **POSTPONE** to the February 15, 2018 meeting.

File: 12-E-17-VA
Applicant: Tim Cormier, Cormier Construction
Address: 2039 Cherokee Blvd
Zoning: R-1 (Low Density Residential)

Parcel ID: 122HA035
2nd Council District

Variance Request:

Reduce the minimum required side yard setback for a one-story house addition from 8 ft to 0.51 ft per Article 4, Section 2.2.1.E.2.a., as per plan submitted to permit the construction of an addition to an existing residence in an R-1 District.

Ryan McNally was present. The hardships were the slope, retaining wall, and an old tree. The neighbors supported the variance.

Sandy Gillespie was present. He did not speak in opposition or support. He stated that he only wanted to observe the process.

Member Charlie Van Beke made a motion to approve. It was seconded by member Daniel Odle based on topography. The Board voted 5-0 to **APPROVE**.

NEW BUSINESS

File: 1-A-18-VA
Applicant: Habitat for Humanity
Address: 3801 Ivy Avenue
Zoning: R-1 (Low Density Residential) District

Parcel ID: 082DF028
6th Council District

Variance Request:

Reduce the minimum required front yard setback on Verbena Street from 25 ft to 8.9 ft per Article 5, Section 6.D.3 & Article 4, Section 2.1.1.E.1.a., as per plan submitted proposing a new single-story dwelling in the R-1 District.

Matthew Dawson, representing the applicant, was present. The hardships were the small lot of record and corner lot.

Member Don Horton made a motion to approve. It was seconded by member Daniel Odle. The Board voted 5-0 to **APPROVE**.

File: 1-B-18-VA **Parcel ID:** 081NH004,
Applicant: Knoxville Preservation & Development, LLC 081NH005, & 081NH008
Address: 1221 N. Central Street 4th Council District
Zoning: C-3 / I-2 (General Commercial / Restricted Manufacturing & Warehousing) Districts

Variance Requests:

1. Reduce the minimum required front yard setback from 25 ft to 0 ft along N. Central Street per Article 4, Section 2.2.6.E.1.
2. Reduce the minimum required front yard setback from 25 ft to 0 ft along W. Oklahoma Avenue per Article 4, Section 2.2.6.E.1.
3. Reduce the minimum required parking spaces from 102 to 59 per Article 5, Section 7.D.1.Table.

As per plan submitted to combine lots with existing non-conforming buildings in C-3 and I-2 Districts.

Staff received a request from the applicant to **POSTPONE** to the February 15, 2018, meeting.

File: 1-C-18-VA **Parcel ID:** 070JF032
Applicant: Field and Dreams 4th Council District
Address: 3005 Fountain Park Blvd
Zoning: R-1 (Low Density Residential) District

Variance Request:

Increase the maximum allowed lot coverage from 30% to 35% per Article 4, Section 2.1.1.E.6.a., as per plan submitted proposing an addition to a single-story dwelling in an R-1 District.

Gary Field was present. The hardships were the lot size and existing conditions. The floor plan did not fit a modern lifestyle. The front roof line would not change.

Member Daniel Odle made a motion to approve based on the lot size. It was seconded by member Don Horton. The Board voted 5-0 to **APPROVE**.

OTHER BUSINESS

The next BZA meeting is February 15, 2018.

ADJOURNMENT

The meeting adjourned at 4:17 pm.